

Category: Single Family**LUA12-077 / Saddlebrook Preliminary Plat****Status: APPROVED****Submittal Date:** 09/04/2012**Acceptance Date:** 09/25/2012**Decision Date:** 11/29/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Preliminary Plat**Address:**13426 156TH AVE SE
13430 156TH AVE SE

Description: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 14 lots and 1 storm drainage tract subdivision located in the Residential 4 net du/ac zone. The application includes two lots addressed 13430 & 13426 156th Avenue SE with a land area of 189,683 square feet (4.35 acres). The lots range in size from 9,400 square feet to 11,737 square feet resulting in a net density of 3.86 dwelling units per acre. The site contains two existing buildings to be removed. Access to the site would be via a new public road, "Road A" which would connect 158th Avenue SE to 156th Avenue SE. New frontage improvements would be provided along 156th Ave SE, 158th Avenue SE, and the new Road A. There are no critical areas located on the site. Eight significant trees have been proposed to be retained of the 36 located on site. To prepare the site approximately 8,873 cubic yards of cut and 5,636 cubic yards of fill is proposed. The applicant submitted a stormwater report, geotechnical report, and a traffic study with the application.

Applicant: JUSTIN LAGERS
PNW HOLDINGS LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA

Tax ID3664500260
3664500261

Owner: PERRY MICHAEL J
13426 156TH AVE SE
RENTON WA

Planner: Vanessa Dolbee**Reviewer:** Arneta Henninger**LUA12-076 / PIPER'S BLUFF PRELIMINARY PLAT****Status: APPROVED****Submittal Date:** 08/31/2012**Acceptance Date:** 09/18/2012**Decision Date:** 11/20/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Preliminary Plat**Address:**1178 HOQUIAM AVE NE
1166 HOQUIAM AVE NE

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 5 acre parcel into 30 lots for the future construction of single family residences and three additional tracts; for an access, drainage, and a Native Growth Protection Easement (NGPE). The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would range in size from 4,500 square feet in area to 6,303 square feet. Access to the plat is proposed via Hoquiam Ave NE via two new curb cuts, which is proposed to be improved as part of the plat

Category: Single Family**LUA12-076 / PIPER'S BLUFF PRELIMINARY PLAT Status: APPROVED**

improvements. Internal access is proposed via a new loop road (Road A) with primary access being taken directly from the new internal road for proposed Lots 18-30. Primary access for proposed Lots 1-17 would be provided via a proposed alley. Access to the plat would be Lots 1-5 and 8-9 would be provided via extension of Monterey Ave eventually connecting to Nile Ave NE. A portion of a Category 2 wetland is located on the northeastern portion of the site. The applicant is proposing buffer averaging, for the wetland, in order to accommodate the storm drainage improvements adjacent to the critical area. There are a total of 211 trees located on site of which 13 are proposed to be retained (12 located within the critical area and its buffer). The applicant is proposing a total of 185 replacement trees in order to meet the tree retention/replacement requirements.

Applicant: WESTPAC DEVELOPMENT LLC
7449 W MERCER WAY
MERCER ISLAND, WA
2067706546

Contact: DR STRONG CONSULTING ENGINEERS
10604 NE 38TH PL#232
KIRKLAND, WA
425-827-3063

Owner: BROYLES VIRGINIA
1166 HOQUIAM AVE NE
RENTON WA

Owner: MONCRIEF JIMMIE L+CHERYL L
1175 HARRINGTON PL NE #313
RENTON WA

Owner: WESTPAC DEVELOPMENT LLC
7449 W MERCER WAY
MERCER ISLAND WA

Planner: Rocale Timmons

Reviewer: Arneta Henninger

Tax ID

1023059312
1023059002
1023059144
1023059367

LUA12-073 / EAST RENTON PHASE 1 FP Status: RECORDED

Submittal Date: 08/21/2012 **Acceptance Date:** 09/06/2012 **Decision Date:** 03/05/2013

Associated Land Use Actions Final Plat

Address:
12013 148TH AVE SE

Description: PHASE 1 OF EAST RENTON/ROSEMONT PLAT - 38 LOTS

Category: Single Family**LUA12-073 / EAST RENTON PHASE 1 FP****Status: RECORDED**

Applicant: TOLLWA LP
 9720 NE 120TH PL
 KIRKLAND, WA
 425-825-1955 ext 142
 BKNOWLTON@CAMWEST.COM

Tax ID

1023059023

Owner: TOLL WA LP
 9720 NE 120TH PL #100
 KIRKLAND WA
 425-825-1955 x 142

Planner: Arnetta Henninger

Reviewer: Rocale Timmons

LUA12-069 / ATKINSON DOCK**Status: APPROVED**

Submittal Date: 08/07/2012

Acceptance Date: 08/30/2012

Decision Date: 10/31/2012

Associated Land Use Actions**Address:**

3401 LAKE WASHINGTON BLVD N

Description: The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit for a 384 square foot dock in association with a single-family residence in the Residential - 8 dwelling unit per acre (R-8) zone on the shore of Lake Washington, a shoreline of the State. The proposed dock would be a total of 70 feet in length. The first 35 feet of the dock from the Ordinary High Water Line (OHWL) would be 4 feet in width; the remaining 25-foot ell portion of the dock would be 6 feet in width. The applicant is also proposing to install a freestanding boatlift 42 feet from the OHWL and a freestanding jet ski lift 30 feet from the OHWL. All work will be accomplished using barge mounted equipment and will be completed during the construction window established by the Washington State Department of Fish and Wildlife.

Applicant: HENDERSON BECKY
 MARINE RESTORATION & CONSTRUCTION
 P.O. BOX 884
 KIRKLAND, WA 98083
 425-576-8661
 INFO@MARINELL.COM

Tax ID

3124059076

Owner: ATKINSON CHERYL
 3401 LAKE WASHINGTON BLVD N
 RENTON WA 98056

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

Category: Single Family**LUA12-065 / HIGHLAND ESTATES DIV 2 SP****Status: APPROVED****Submittal Date:** 08/01/2012**Acceptance Date:** 08/21/2012**Decision Date:** 09/20/2012**Associated Land Use Actions** , Administrative Short Plat**Address:**

4933 NE 8TH ST

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of a 20,200 square foot parcel into 3 lots for the future construction of single family residences. The site is currently developed with a single family house, which would remain on proposed Lot 1. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would all have a lot size of 6,733 square feet. Access to all three lots would gain access via a 20-foot wide private access road extended from Hoquiam Ave NE. There are no critical areas located on site.

Applicant: ANDREW MICHAEL CONST LLC
PO BOX 6127
BELLEVUE, WA

Tax ID

1023059210

2067146707

Contact: OFFE DARRELL
OFFE ENGINEERS
13932 SE 159TH PLACE
RENTON WA 98058
425-260-3412
darrell.offe@comcast.net

Owner: ANDREW MICHAEL CONST LLC
PO BOX 6127
BELLEVUE, WA

2067146707

Planner: Rocale Timmons**Reviewer:** Arnetta Henninger**LUA12-061 / LAUREL CREST SIDE YARD VAR****Status: APPROVED****Submittal Date:** 07/24/2012**Acceptance Date:** 07/27/2012**Decision Date:** 08/28/2012**Associated Land Use Actions** Administrative Variance**Address:**

271 ELMA PL NE
4818 NE 3RD PL
228 FIELD AVE NE
210 FIELD AVE NE

Description: The applicant is requesting approval of Administrative Variances from RMC 4-2-110A regulating side yard setbacks along a street for primary and attached accessory structures in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing 5-foot side

Category: Single Family**LUA12-061 / LAUREL CREST SIDE YARD VAR Status: APPROVED**

yard setbacks along private access easements for 4 separate lots in the Lozier at Laurel Crest (Magnussen) Plat where 15-foot side yard setbacks along a street are required to accommodate future houses to be constructed on each lot. RMC 4-11-250B defines side yard along a street as the yard requirement which is neither a front yard nor a rear yard, yet it abuts a street right-of-way or private access easement.

Applicant: EBENSTEINER PAUL
LOZIER AT LAUREL CREST LLC
1203 114TH AVENUE SE
BELLEVUE WA
425.454.8690

Tax ID

5045700080
5045700140
5045700450
5045700460

Contact: EBENSTEINER PAUL
LOZIER AT LAUREL CREST LLC
1203 114TH AVENUE SE
BELLEVUE WA
425.635.3938
paule@loziergroup.com

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA12-060 / HONEY CREEK EAST FINAL PLAT Status: RECORDED

Submittal Date: 07/23/2012

Decision Date: 10/17/2012

Associated Land Use Actions Final Plat

Address: 3800 BLOCK OF NE 22ND PLACE

Description: 43-Lot Final Plat on 7.1 acre site in R-8 zone without critical areas. Density is 6.06 units per net acre. Plat improvements include installation of water and sewer main, storm drainage, roadway, sidewalk, and street lighting. All water, sewer and storm served by the City of Renton.

Applicant: LAKERIDGE DEVELOPMENT, INC.
PO BOX 146
RENTON, WA
(425) 228-9750

Tax ID

0423059229
0423059228

Owner: LAKERIDGE DEVELOPMENT, INC.
PO BOX 146
RENTON, WA
(425) 228-9750

Planner: Henning Jennifer (was Nancy Weil For Prel)

Category: Single Family**LUA12-060 / HONEY CREEK EAST FINAL PLAT****Status: RECORDED****Reviewer:** Illian Jan (was Mike Dotson For Prel)**LUA12-057 / BROOKFIELD NORTH VARIANCES****Status: WITHDRAW****Submittal Date:** 07/17/2012**Acceptance Date:** 07/27/2012**Decision Date:** 09/19/2012**Associated Land Use Actions** Modification, Administrative Variance**Address:**

1160 HOQUIAM AVE NE

1154 HOQUIAM AVE NE

Description: The applicant is requesting an administrative variance from the side yard along-a-street setback requirement outlined in RMC 4-2-110A for four single family lots within the Brookfield North Preliminary Plat a 15 lot subdivision of approximately 2.17 acres. The administrative variance is needed in order reduce the required 15-foot side yard along-a-street setback to 7 feet and 6-inches, at the closest point, from a proposed access easement on Lots 2, 3, 6, and 7. Additionally, the applicant is requesting a minor plat amendment to include the variance request as part of the Preliminary Plat application. The subject site is located at 605 Hoquiam Ave NE within the Residential 8 (R-8) zoning classification.

9/12/12: Applicant withdrew request for variance. Refunded variance and technology fees. See LUA12-048 for refund.

Applicant: BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER, ISLAND

Tax ID

1023059399

1023059218

206-588-1147

Contact: PNW HOLDINGS, LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND, WA
2534055587
JUSTIN@PNWHOLDINGS.COM

Owner: BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER, ISLAND

206-588-1147

Planner: Rocale Timmons**Reviewer:** Arneta Henninger**LUA12-050 / LOZIER AT LAUREL CREST SF 4****Status: APPROVED**

Category: Single Family**LUA12-050 / LOZIER AT LAUREL CREST SF 4****Status: APPROVED****Submittal Date:** 06/29/2012**Decision Date:** 07/12/2012**Associated Land Use Actions****Address:**

4812 NE 2ND PL

Description: REQUEST FOR A 6 FOOT TALL WOOD FENCE IN A SIDE YARD ALONG A STREET WHEN CODE ALLOWS A MAXIMUM HEIGHT OF 4 FEET.**Applicant:** NAEGELE JOEL
LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA
425-454-8690**Tax ID**

5045700210

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA**Planner:** Gerald Wasser**LUA12-048 / BROOKFIELD NORTH****Status: RECORDED****Submittal Date:** 06/21/2012**Acceptance Date:** 07/09/2012**Associated Land Use Actions** Final Plat**Address:**1154 HOQUIAM AVE NE
1160 HOQUIAM AVE NE**Description:** 15 lot FINAL PLAT**Applicant:** BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND
206-588-1147**Tax ID**

1023059218

1023059399

Contact: LAGERS JUSTIN
PNW HOLDINGS
9675 SE 36TH ST, STE 105
MERCER ISLAND WA
253-405-5587
JUSTIN@PNWHOLDINGS.COM**Owner:** BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND
206-588-1147**Planner:** Arneta Henninger

Category: Single Family**LUA12-048 / BROOKEFIELD NORTH****Status: RECORDED****Reviewer:** Rocale Timmons**LUA12-047 / WINDSOR CIRCLE FINAL PLAT****Status: RECORDED****Submittal Date:** 06/20/2012**Acceptance Date:** 06/28/2012**Associated Land Use Actions** Final Plat**Address:** BTWN 162ND & 164TH AVE SE & BTWN SE 135T
13502 162ND AVE SE**Description:** FINAL PLAT TO SUBDIVIDE A .4- ACRE PARCEL INTO 15 SINGLE FAMILY LOTS.
IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW PUBLIC STREET (S.47TH PL) WITHIN
THE PLAT, STORM DRAINAGE, STORM POND, SIDEWALK, CURB AND GUTTER. WATER IS WD
#90 AND SEWER IS CITY OF RENTON. JLI**Applicant:** WINDSOR CIRCLE LLC
9675 36TH ST , STE 105
MERCER ISLAND**Tax ID**

1457500040

Contact: 206-588-1147
LAGERS JUSTIN
PNW HOLDINGS LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND WA
206-588-1147
JUSTIN@PNWHOLDINGS.COM**Owner:** WINDSOR CIRCLE LLC
9675 36TH ST , STE 105
MERCER ISLAND

206-588-1147

Planner: Jan Illian**Reviewer:** Rocale Timmons**LUA12-046 / PANTHER RIDGE FINAL PLAT****Status: RECORDED****Submittal Date:** 06/15/2012**Acceptance Date:** 06/26/2012**Decision Date:** 09/12/2012**Associated Land Use Actions** Final Plat**Address:** 18414 102ND AVE SE**Description:** FINAL PLAT TO SUBDIVIDE A 3.45- ACRE PARCEL INTO 21 SINGLE FAMILY LOTS.
IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW PUBLIC STREET (SE 184TH) WITHIN

Category: Single Family**LUA12-046 / PANTHER RIDGE FINAL PLAT****Status: RECORDED**

THE PLAT, STORM DRAINAGE, STORM POND, SIDEWALK, CURB AND GUTTER. WATER AND SEWER IS SOOS CREEK. PLAT RECEIVED PRELIMINARY APPROVAL BY KING COUNTY PRIOR TO ANNEXATION. JLI

Applicant: LAKERIDGE DEVELOPMENT LLC
PO BOX
RENTON WA
4252289750

Tax ID

3223059298

Contact: WM WAYNE JONES JR
PO BOX 146
RENTON, WA

Owner: LAKERIDGE DEVELOPMENT LLC
PO BOX
RENTON WA
4252289750

Planner: Jan Illian

Reviewer: Rocale Timmons

LUA12-045 / JASSEN SHORT PLAT**Status: APPROVED**

Submittal Date: 06/05/2012

Acceptance Date: 06/19/2012

Decision Date: 03/27/2013

Associated Land Use Actions , Environmental (SEPA) Review, Short Plat

Address:

1719 MORRIS AVE S

Description: The applicant is requesting SEPA Environmental Review and Short Plat approval for the subdivision of a 27,035 square foot lot into three lots resulting in a density of 4.9 units per acre. The subject site is located at 1719 Morris Avenue South and is zoned Residential 8 (R-8) units per net acre. The site currently contains a single family home an accessory dwelling unit and a detached garage. The exiting home and accessory dwelling unit is proposed to be maintained on future Lot 2. The lots range in size from 8,050 square feet to 10,280 square feet. The development would gain access from Morris Avenue South in the form of three curb cuts. Twelve trees exist on the site of which 8 are proposed to be retained. The site contains coal mine hazards as such a geotechnical report has been submitted with the application. A 4-foot right-of-way dedication is required however no street frontage improvements are proposed.

7/17/12 Project on Hold, pending additinal Coal Mine Hazard assemsment.

Applicant: LARRY JASSEN
6215 HAMPTON ROAD SOUTH
SEATTLE, WA
206-795-9494
Ijhomes2580@comcast.net

Tax ID

7222000339

Category: Single Family**LUA12-045 / JASSEN SHORT PLAT****Status: APPROVED**

Contact: WILSON, TERRY
BARGHAUSEN CONSTRUCTION ENGINEERS
18215 72ND AVE. S.
KENT, WA
425-656-7486

Owner: JASSEN DANIEL E
6215 HAMPTON RD S
SEATTLE WA

Planner: Vanessa Dolbee

Reviewer: Jan Illian

LUA12-042 / TOT LOT MODIFICATION**Status: APPROVED**

Submittal Date: 05/24/2012

Decision Date: 06/15/2012

Associated Land Use Actions Modification

Address:

10436 SE CARR RD

Description: TOT LOT MODIFICATION

Applicant: JOHNSON TOM
TONKIN/HOYNE
204 FIRST AVENUE SOUTH
SEATTLE WA
206.624.7880

Tax ID

3223059040

Contact: JOHNSON TOM
SEATTLE WA
206.624.7880

Owner: AZURE RIDGE COMMUNITY L L C
2030 DEXTER AVE N STE 100
SEATTLE WA

Planner: Jennifer Henning

LUA12-041 / NAGAMATSU TREE REMOVAL**Status: APPROVED**

Submittal Date: 05/24/2012

Decision Date: 05/31/2012

Associated Land Use Actions Routine Vegetation Management

Address:

Category: Single Family**LUA12-041 / NAGAMATSU TREE REMOVAL****Status: APPROVED**

231 VASHON AVE SE

Description: REMOVAL OF 8 FIR TREES**Applicant:** NAGAMATSU MARK & GRACE
231 VASHON AVENUE SE
RENTON WA
425.228.5135**Tax ID**

2525000460

Contact: NAGAMATSU MARK
231 VASHON AVENUE SE
RENTON WA
425.228.5135
nagamatsu1@comcast.net**Owner:** NAGAMATSU MARK T+GRACE T
231 VASHON AVE SE
RENTON WA**Planner:** Jennifer Henning**LUA12-040 / GILL REAR YARD VARIANCE****Status: APPROVED****Submittal Date:** 05/15/2012**Acceptance Date:** 05/25/2012**Decision Date:** 07/23/2012**Associated Land Use Actions** Administrative Variance**Address:**

720 S 23RD ST

Description: The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear yard setbacks for primary and attached accessory structures in the Residential - 8 dwelling unit per acre (R-8) zone (RMC 4-2-110A). The applicant is proposing a 13-foot rear yard setback to accommodate a future new single family residence. The variance would be to allow a 13-foot rear yard setback where a 20-foot rear yard setback is required. Access to the proposed garage would be via a new driveway from a 26-foot wide access easement from South 23rd Street.**Applicant:** GILL HARJINDER & HARKANWALPREET
11827 SE 227TH PLACE
KENT WA
206.354.6406
gillarman@comcast.net**Tax ID**

7222000090

Contact: SAME AS OWNER**Owner:** GILL HARJINDER+HARKANWALPRE
11827 SE 227TH PL
KENT WA**Planner:** Gerald Wasser

Category: Single Family**LUA12-038 / Edwards Additional Animals Per****Status: DENIED****Submittal Date:** 05/09/2012**Acceptance Date:** 06/04/2012**Decision Date:** 07/31/2012**Associated Land Use Actions** Additional Animals Permit**Address:**

15759 119TH PL SE

Description: Applicant is requesting an Additional Animals Permit to allow 6 chickens, 7 doves, and 0 roosters on a 7,560 square foot lot within the Residential-8 zoning designation. Per City Code, the applicant shall apply for the obtainment of an Additional Animals Permit [RMC 4-9-100] to allow for the extra animals beyond those permitted by the Code [RMC 4-4-010]. The Code permits three household pets per dwelling regardless of lot size, three small lot domestic animals on lots that are at least 6,000 gross square feet, and additional small lot domestic animals such as chickens and pigeons are allowed at a rate of 1 per additional 2,000 gross square feet. For an additional animal permit for small lot domestic animals, a minimum lot size needed to apply is 6,000 gross square feet which the applicant's property meets. The facilities for the animals would be located within the north-western portion of the property behind the primary residence.

Applicant:

EDWARDS CHARLES
15759 119TH PL SE
RENTON
WA
425-271-6532
liaedwards@yahoo.com

Tax ID

1432600360

Owner:

EDWARDS CHARLES D & LIA
15759 119TH PL SE
RENTON WA

Planner:

Kris Sorensen

LUA12-031 / BERNASCONI VARIANCE**Status: APPROVED****Submittal Date:** 04/20/2012**Acceptance Date:** 05/08/2012**Decision Date:** 06/07/2012**Associated Land Use Actions** , Administrative Variance**Address:**

1200 BLOCK OF N 36TH STREET

Description: The applicant is requesting approval of an Administrative Variance from RMC 4-2-110A regulating rear yard setbacks for primary and attached accessory structures in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing a 17-foot rear yard setback where a 20-foot rear yard setback is required to accommodate a future house to be constructed on the site. Access to the subject property would be via a driveway from North 36th Street.

Category: Single Family**LUA12-031 / BERNASCONI VARIANCE****Status: APPROVED**

Applicant: BERNASCONI JOE
PO BOX 232
AUBURN WA
253.740.2119

Tax ID

3342103125

Contact: HANSON JIM
J HANSON CONSULTING LLC
17446 MALLARD COVE LANE
MT VERNON WA
360.422.5056
jchanson@wavecable.com

Owner: LINN ALDEN & TISHA
22609 SE 4TH ST
SAMMAMISH WA

Planner: Gerald Wasser

Reviewer: Jan Illian

LUA12-030 / LOZIER AT LAUREL CREST SF 3**Status: APPROVED**

Submittal Date: 04/12/2012

Acceptance Date: 04/24/2012

Decision Date: 04/24/2012

Associated Land Use Actions Special Fence Permit

Address:

254 ELMA CT NE

Description: 6-FOOT FENCE IN SIDE AND REAR YARD

Applicant: NAEGELE JOEL
LOZIER AT LAUREL CREST
1203 114TH AVENUE SE
BELLEVUE WA
425.635.3930

Tax ID

5045700200

Contact: NAEGELE JOEL
LOZIER AT LAUREL CREST LLC
1203 114TH AVENUE SE
BELLEVUE WA
425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Rocale Timmons

Category: Single Family**LUA12-029 / GABRIELSON SPECIAL FENCE PERMIT Status: APPROVED****Submittal Date:** 04/06/2012**Acceptance Date:** 04/30/2012**Decision Date:** 04/30/2012**Associated Land Use Actions** Special Fence Permit**Address:**

2001 NE 20TH ST

Description: 6-FOOT SPECIAL FENCE PERMIT FOR PORTION OF THE LOT**Applicant:** ERIC AND KAROL GABRIELSON
2001 NE 20TH ST
RENTON, WA
425-208-5400**Tax ID**

3343902401

Owner: GABRIELSON KAROL A
2001 NE 20TH ST
RENTON WA**Planner:** Kris Sorensen**LUA12-026 / HUGHES SPECIAL FENCE ON EDMOND Status: APPROVED****Submittal Date:** 03/29/2012**Acceptance Date:** 04/13/2012**Decision Date:** 05/31/2012**Associated Land Use Actions** Special Fence Permit**Address:**

2516 EDMONDS AVE NE

Description: 6 - FOOT SOLID CEDAR FENCE PROPOSED IN FRONT YARD ALONG EDMONDS AVENUE NE ON FRONT PROPERTY LINE.

4/26/12 - RECEIVED REQUEST FOR RECONSIDERATION OF THE DENIAL OF THE SPECIAL FENCE PERMIT FROM BILL HUGHES.

5/21/12 - Denial of Special Fence permit overturned under reconsideration. Appeal period end date 6/4/12.

Applicant: W H HUGHES COMPANY
2516 EDMONDS AVE NE
RENTON WA**Tax ID**

0423059197

425-444-3367

Owner: W H HUGHES COMPANY
2516 EDMONDS AVE NE
RENTON WA**Planner:** Kris Sorensen

Category: Single Family**LUA12-025 / HIGHLAND ESTATES SHORT PLAT****Status: APPROVED****Submittal Date:** 03/29/2012**Acceptance Date:** 04/24/2012**Decision Date:** 06/22/2012**Associated Land Use Actions** , Administrative Short Plat**Address:**

765 HOQUIAM AVE NE

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of a 26,928 square foot parcel into 4 lots for the future construction of single family residences. The site is currently developed with a single family house, a detached garage, and a detached shed which proposed for demolition. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would range in size from 6,629 square feet in area to 6,735 square feet. Access to the Lots 1 and 2 would be provided via driveways from Hoquiam Ave NE. Lots 3 and 4 would gain access via driveways from an existing access road extended from Hoquiam Ave NE. There are no critical areas located on site.

Applicant: WENZL BOB
VINEYARD CONSTRUCTION LLC
PO BOX 3127
BELLEVUE WA
206.714.6707

Tax ID

1023059165

Contact: OFFE DARRELL
OFFE ENGINEERS PLLC
13932 SE 159TH PLACE
RENTON WA
425.260.3412
darrell.offe@comcast.net

Owner: VINEYARDS CONSTRUCTION LLC
765 HOQUIAM AVE NE
RENTON WA

Planner: Rocal Timmons**Reviewer:** Arnetta Henninger**LUA12-024 / LOZIER AT LAUREL CREST SF 2****Status: APPROVED****Submittal Date:** 03/28/2012**Acceptance Date:** 04/24/2012**Decision Date:** 04/24/2012**Associated Land Use Actions** Special Fence Permit**Address:**

4815 NE 3RD PL

Description: SPECIAL FENCE PERMIT FOR ENCROACHMENT INTO SIDE YARD SETBACK.

Category: Single Family**LUA12-024 / LOZIER AT LAUREL CREST SF 2****Status: APPROVED**

Applicant: NAEGELE JOEL
 LOZIER AT LAURELCREST, LLC
 1203 114TH AVENUE SE
 BELLEVUE WA
 425.635.3930

Tax ID

5045700220

Contact: NAEGELE JOEL
 LOZIER AT LAUREL CREST LLC
 1203 114TH AVENUE SE
 BELLEVUE WA
 425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
 1203 114TH AVE SE
 BELLEVUE WA

Planner: Rocale Timmons

LUA12-019 / BUI SPECIAL FENCE PERMIT**Status: APPROVED****Submittal Date:** 03/13/2012**Acceptance Date:** 03/29/2012**Decision Date:** 03/29/2012**Associated Land Use Actions** Special Fence Permit**Address:**

688 ILWACO AVE NE

Description: The applicant is requesting approval of an Administrative Special Fence Permit to place a cedar fence within the side yard setback along a street in the Residential-8 dwelling units per acre R-8 zone (Exhibit 1). The applicant has a corner lot. The fence will create an enclosed yard, with a 67-foot length parallel to NE 7th Street that turns towards the house with an 18-foot length that is set back approximately 26 feet from the front property line on Ilwaco Ave NE (Exhibit 2). Of the 67-foot length, 59 feet is proposed at 6-foot in height, and the rest of the section is proposed at 4 feet in height.

Fence materials are proposed to be the same design style as other fencing on the property to include cedar boards stained natural color between treated lumber posts. Elevations for the fence sections show the posts will be placed at approximately 8-foot spacing (Exhibit 3).

At the rear of the property is a public drainage easement that extends 16 feet onto the whole length of the rear property line (Exhibit 4). Additionally, the public stormwater vault access area is located in the area where the applicant proposes setting the proposed fence.

Renton Municipal Code (RMC 4-4-040D.2.d) requires fences have a maximum height of 48 inches (4 feet) where it intersects the width of the required side yard setback along a street. The side yard setback along a street in the R-8 zone is 15 feet; the applicant proposes to construct a fence at two different heights in the side yard setback area, at 72 inches (6 feet) and 48 inches (4 feet). The proposed fence encroaches 9 feet into the R-8 zone side yard setback along the street of NE 7th St. The applicant proposes 59 feet of the proposed fence within the side yard setback be constructed at 6-foot height. The proposed fence also encroaches 16 feet into the public drainage easement area at the rear of the property.

The applicant proposes to leave the existing landscaping of low-height, small trees, ground covers, and mulch along the sidewalk of NE 7th Street (Exhibit 5). This landscaping would be

Category: Single Family**LUA12-019 / BUI SPECIAL FENCE PERMIT****Status: APPROVED**

within public view from the street and sidewalk, in front of the proposed fence. No fencing is proposed within the Clear Vision Area at the corner of the property where Ilwaco Avenue NE and NE 7th Street intersect.

Applicant: BUI HIEP QUY+VO TUYET-HANH
688 ILWACO AVE NE
RENTON WA

Tax ID

4187000440

425-235-5688

Owner: BUI HIEP QUY+VO TUYET-HANH
688 ILWACO AVE NE
RENTON WA

Planner: Kris Sorensen

LUA12-018 / MAPLEWOOD PARK EAST PRELIM PLA**Status: APPROVED****Submittal Date:** 03/13/2012**Acceptance Date:** 03/22/2012**Decision Date:** 11/09/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Preliminary Plat**Address:**

6101 NE 2ND ST

Description: The applicant is requesting Environmental Review (SEPA) and Preliminary Plat approval for a 14 lot single family residential subdivision. The site is located on the NE corner of NE 2nd Street and 152nd Avenue SE, zoned Residential 4 (R-4) dwelling units per net acre and is 4.50 acres in size. Lot sizes vary from 7,869 square feet to 10,326 square feet, 40,946 square feet would be dedicated for new public roadways, and a 31,376 square foot stormwater tract is proposed resulting in a net density of 3.97 dwelling units per acre. The site is currently vacant and contains no critical areas. The site contains 232 protected trees, of which 2 are proposed to be retained with 89 replacement trees. The project would result in 11,000 cubic yards of excavation with 10,000 cubic yards of fill. Street frontage improvements would be provided along NE 2nd Street and new internal road systems are proposed. With the application the applicant submitted a storm drainage report, geotechnical report, wetland reconnaissance, and a traffic study.

Applicant: TIFFINY BROWN
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Tax ID

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Contact: MATT HOUGH, PE
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matt@cphconsultants.com

Category: Single Family**LUA12-018 / MAPLEWOOD PARK EAST PRELIM PLA Status: APPROVED**

Owner: BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE WA

425-454-1990

Planner: Vanessa Dolbee

Reviewer: Jan Illian

LUA12-013 / WILSON PARK 2 PUD Status: APPROVED

Submittal Date: 02/28/2012

Acceptance Date: 04/03/2012

Decision Date: 07/05/2012

Associated Land Use Actions , , , , Environmental (SEPA) Review, Preliminary Plat, Preliminary
Planned Urban Dev

Address:

698 S 55TH ST

Description: The applicant proposes to subdivide an existing 2.15 acre parcel into 10 lots for the eventual development of detached single family homes, and 1 tract for open space. The site is zoned Residential -14 du/ac (R-14) & Residential - 1 du/ac (R-1). The site contains 9,783 s.f. of protected slopes (>40%). Proposed density averages 6.4 dwelling units per acre across the site, with 9 lots proposed in the R-14 area, & 1 lot proposed within the R-1. A Planned Urban Development is proposed in order to modify minimum lots size within the R-1 Zone and provide larger lots within the R-14 zone. Access would be provided from South 55th Street via new street constructed as part of the approved Wilson Park #1 plat. A small hydrologically isolated, unregulated wetland is located on the western portion of the site. The site contains 82 trees, of which 21 would be removed for the construction of the new street serving Wilson Park #1. Ten (10) trees would be retained, and new trees would be planted including 2 new trees per lot. The project requires Environmental (SEPA) Review, Planned Urban Development (PUD) Review, and Preliminary Plat review.

Applicant: WILSON ROBERT & DORAVIN
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253-208-3263

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Contact: OFFE DARRELL
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RENTON, WA
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DARRELL.OFFE@COMCAST.NET

Owner: WILSON ROBERT+DORAVIN
21703 60TH ST E
LAKE TAPPS WA

Planner: Jennifer Henning

Reviewer: Jan Illian

Category: Single Family**LUA12-013 / WILSON PARK 2 PUD****Status: APPROVED****LUA12-005 / Sarah's Short Plat****Status: RECORDED****Submittal Date:** 01/24/2012**Acceptance Date:** 02/08/2012**Decision Date:** 03/01/2012**Associated Land Use Actions** , Administrative Short Plat**Address:**

2416 EDMONDS AVE NE

Description: The applicant is requesting a 5 lot short plat at 2416 Edmonds Avenue NE. The site is zoned Residential 8 dwelling units per net acre (R-8) and is 34,049 square feet in size. The lots range in size from 5,021 net square feet to 5,633 net square feet, resulting in a density of 7.78 dwelling units/acre. The site is currently developed with a single family home, which is proposed to be removed. Access to Lots 3-5 would be from a private road extending from Edmonds Avenue NE. Lot 1 and 2 would be accessed via a private driveway extending off the end of the private road. The site is located in an Aquifer Protection Zone, the site contains no other critical areas. The site contains 24 significant trees of which 5 are proposed to be retained. The applicant submitted with the application a Technical Information Report and a Geotechnical Stormwater Feasibility Study. The applicant proposed to utilized infiltration trenches to provided flow control and water quality mitigation for the proposed development

Applicant:

BILL HUGHES
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Tax ID

0423059138

Owner:

BILL HUGHES
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ISSAQUAH, WA 98027
425-444-3367
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Owner:

UPSHAW CORA
2416 EDMUNDS AVE NE
RENTON WA

Planner:

Dolbee Vanessa

Reviewer:

Jan Illian

LUA12-004 / BARBEE MILL JOINT USE DOCK**Status: APPROVED****Submittal Date:** 01/23/2012**Acceptance Date:** 02/02/2012**Decision Date:** 06/18/2012**Associated Land Use Actions** , Shoreline Management**Address:**

4051 WILLIAMS AVE N

Category: Single Family**LUA12-004 / BARBEE MILL JOINT USE DOCK****Status: APPROVED**

4029 WILLIAMS AVE N

Description: The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit for the construction of an 80-foot long, 420 square foot, joint use dock with a boatlift on either side in association with two attached residential units on the shore of Lake Washington, a Shoreline of Statewide Significance. The dock would be supported by eight 8-inch diameter epoxy-coated steel pilings. The Renton Shoreline Master Program designates this area as a Shoreline High Intensity Environment. The proposed site encompasses two lots (5,403 sf and 5,383 sf) with a total area of 10,786 square feet in the Residential - 10 du/acre zone. All materials, equipment, and personnel would be transported to the site by construction barge. The dock framework would consist of treated glu-laminated beams, treated internal framing lumber and polypropylene "Thru-Flow" grating decking mounted to galvanized H beam pile caps. The freestanding, pre-fabricated, 10-foot by 16-foot boatlifts would sit on the lake bottom on four aluminum foot pad bases. All construction and installation would take place within the State of Washington Department of Fish and Wildlife construction window of July 16 - December 31.

Applicant: SIDEBOTHAM JEFF OR BURNS TED
SEABORN PILE DRIVING COMPANY
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MERCER ISLAND WA
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Tax ID

0518500430

0518500440

Contact: SEABORN PILE DRIVING CO
9311 SE 36TH STREET
MERCER ISLAND WA

Owner: BOHLING ALAN
4051 WILLIAMS AVENUE NORTH
RENTON WA

Owner: CONNER HOMES AT BARBEE MILL
846 108TH AVE NE
BELLEVUE WA

Owner: WU CHARLES
4029 WILLIAMS AVENUE NORTH
RENTON WA

Planner: Gerald Wasser